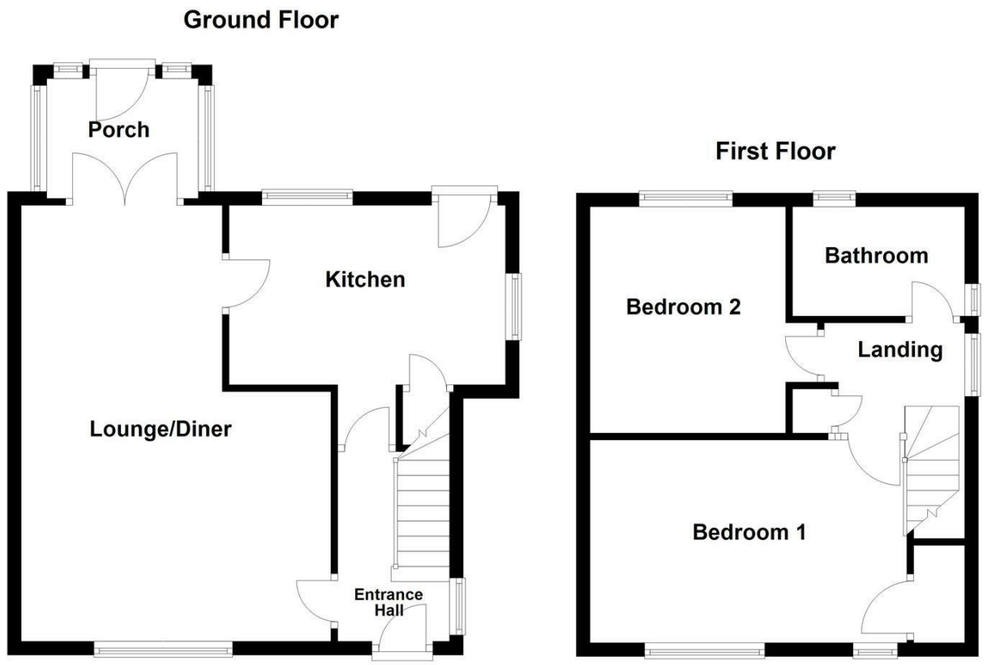
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



57 Park Lodge Lane, Wakefield, WF1 4QA

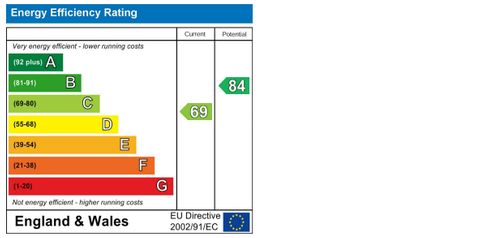
For Sale Freehold £190,000

Occupying a desirable corner position and enjoying a good degree of privacy, this spacious two double bedroom semi detached property benefits from uPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hallway, modern fitted kitchen, and a generous lounge diner with access to a rear porch. To the first floor are two well proportioned double bedrooms and a contemporary house bathroom. Externally, the property offers a block paved garden to the front, a further block paved area to the side, and a driveway providing off street parking which leads to a brick-built detached garage. To the rear is a low maintenance flagged garden.

Ideally situated for a range of local amenities including shops, schools, and regular bus routes, the property also benefits from excellent transport links and easy access to the motorway network and nearby train station.

Offered to the market with no onward chain, this home would make an ideal first time purchase or suit a small family seeking to step onto the property ladder.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
Entered via a front entrance door, the hallway features a radiator and a double glazed window to the side elevation. Stairs rise to the first floor landing, and there are doors providing access to the kitchen and lounge.

LOUNGE
20'11" x 12'6" (max) x 8'11" (min) (6.40m x 3.83m (max) x 2.72m (min))
A well proportioned reception room with a double glazed window to the front elevation, radiator, and coving to the ceiling. There is a contemporary electric fire set within a modern surround, along with a further radiator. Double glazed French doors lead into the rear porch, and a further internal door provides additional access into the kitchen.

REAR PORCH
Constructed of UPVC double glazing set upon a brick built base, with a door leading out to the rear garden and laminate flooring.

KITCHEN
13'7" x 5'10" (max) x 7'6" (min) (4.16m x 1.79m (max) x 2.29m (min))
Fitted with a range of wall and base units incorporating a stainless steel sink and drainer with mixer tap, integrated oven and grill, electric hob with extractor hood above, and space for appliances. There are double glazed UPVC windows to both the rear and side elevations, tiled flooring, tiled splashbacks to the walls, and a radiator. A walk in area can be accessed from the hallway.

WALK IN AREA
2'11" x 3'4" (0.90m x 1.03m)
Providing additional useful space and forming part of the kitchen arrangement.

PANTRY
Located beneath the stairs and accessed from the kitchen, with a frosted double glazed UPVC window to the side elevation. Fitted storage cupboards are in place, along with space for a fridge and freezer and plumbing for a washing machine.

FIRST FLOOR LANDING
With loft access, coving to the ceiling, double glazed UPVC window to the side elevation, airing cupboard, and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
15'10" x 9'9" (4.83m x 2.99m)
A spacious double bedroom featuring two double glazed windows to the front elevation, radiator, coving to the ceiling, feature fire surround, and a built in storage cupboard.

BEDROOM TWO
10'5" x 10'9" (3.18m x 3.30m)
A further double bedroom with double glazed UPVC window to the rear elevation, radiator, and coving to the ceiling.

BATHROOM
8'2" x 5'9" (2.50m x 1.76m)
Comprising a low level WC, pedestal wash hand basin, and panelled bath with electric shower over. The walls are part tiled with a fully tiled floor, radiator, and two double glazed windows (to the rear and side elevations).

OUTSIDE
The property benefits from a lawned garden to the front and a block paved garden area to the side. To the rear is a low maintenance flagged garden with gated side access providing off road parking. A block paved driveway leads to a brick built detached garage with electric operated door, UPVC side access door, and double glazed UPVC window to the side elevation.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.